

**March 25, 2010 Minutes of
Bigfork Land Use Advisory Committee
Bethany Lutheran Church**

Committee members present: John Bourquin, Gary Ridderhoff, Al Johnson, Darrel Coverdell, Chuck Gough, Paul Guerrant, Shelley Gonzales, Sue Hanson and 12 members of the public.

Chairman Gonzales called the meeting to order at 4:05 pm.

The Agenda was adopted as presented (m/sc Coverdell/Gough) – unanimous.

Minutes of the February 25, 2010 meeting were approved with several amendments - unanimous. (m/sc Johnson/Gough).

ADMINISTRATOR’S REPORT:

A. Sign-in Sheet: Reminder to the public of the availability of BLUAC minutes through email and BSC website bigforksteering.org/. Agendas are posted on the Flathead County Planning Office website flathead.mt.gov/

B. Application status: County status on previous pending applications: Schlegel/Boll-
Approved by the Planning Board

C. Next meeting April 29, 2010

APPLICATIONS:

A. Caverly/Schraeder (FZC 10-02: A Zone Change request in the Bigfork Zoning District by Flossie Caverly and Daniel and Susan Schraeder. The proposal would change the zoning on two parcels, approximately 46.5 acres, from AG-40 (Agricultural) to SAG-10 (Suburban Agricultural). The properties are located at 630 and 770 McCaffery Road.

STAFF: Allison Mouch presented the application. Based on access, the Bigfork Neighborhood Plan and environmental constraints maximum density would be four units. The property consists of two parcels, one approx. 6 acres with one house and another approx. 40.5 acres with two houses. All have wells and septic systems. The County Planning Office recommends approval.

Gonzales: Stated she was impressed with the quality and in-depth analysis of the staff report. Questioned the area near the south boundary regarding water issues. Do you know the affect of high groundwater in this area? A. It would be difficult to build in this area because of high water tables.

Coverdell: When you look at this property, you can see the results of high water in that area.

Gonzales: I noticed a typo in the staff report, page 12, 5th paragraph “sue” should be “use”. A. Thank you, I’ll correct that.

Ridderhoff: I noticed in the staff report you have referred to the smaller parcel as 4.5 acres. A. Thank you, I’ll correct that. If the property were developed with “cluster” development, where would that be located? A. Since 70 to 80% of the property has to be set aside for cluster development, it would be difficult because of limitations on the property. If two more residences were planned, would there be subdivision review? A. Yes

Guerrant: When was the boundary adjustment made? A. Two years at most. It’s still non-conforming. How many acres in the larger parcel? A. Approximately 40 acres.

Johnson: Do you have proposed boundary lines? A. The whole block would be SAG-10.

APPLICANT: Ole Irvin, land surveyor, spoke on behalf of the applicants. The property was homesteaded by the Caverlys. The elder Caverly wanted to clear up the non-conformity for estate planning.

Ridderhoff: Back to Al's question, doesn't the whole parcel need to be divided into 10-acre parcels?

A. Yes. That would take place with a family transfer.

Don Schraeder: We appreciate the committee members actually driving out to the property before making a decision.

Irvin: We have already begun groundwater monitoring to plan for a septic system for the next home.

BLUAC:

Ridderhoff: I like the proposal.

Gough: Agree with Gary. This is appropriate for the purposes proposed.

Gonzales: I agree. There is a little more density with surrounding properties. This does not change the character of the area.

Coverdell: This is win, win. It meets the needs of the family without affecting the neighbors.

Bourquin: This provides a buffer between AG-40 and SAG-5. I see it as very compatible.

Guerrant: Agree with all.

Johnson: Complies with the BNP. I see no problems.

Guerrant moved to recommend approval. Coverdell seconded the motion. Motion passed unanimously.

The application will be heard by the Flathead County Planning Board, Flathead County Planning & Zoning Office, 1035 First Avenue West, Kalispell, on April 14, 2010, at 6:00 p.m.

OLD BUSINESS:

A. Status on new Sub-Committees per Neighborhood Plan: Craig Wagner reported the committees are status quo.

B. Elections: Two terms expire in 2010, Darrel Coverdell and Charles Gough. Deadline for filing was February 18, 2010. Charles Gough was the only petitioner. According to the BLUAC Bylaws, BLUAC will appoint a member to the position for a one-year term or until the next election. There is a 30-day notice period for applications and 30 days for review of the appointment by BLUAC. Secretary Hanson will post the notice. To apply for the position, applicant must be a registered voter within the Bigfork Zoning District a minimum of two years. Applications should be mailed to:

Shelley Gonzales
BLUAC Chairman
P. O. Box 2105
Bigfork, MT 59911

The Member At Large position will be noticed 30 days prior, with a 30-day review period following appointment at the June 2010 meeting.

NEW BUSINESS:

A. Skip Gilmore – Bigfork Parks Advisory Committee (BPAC): Gilmore noted there are 8 parks within the Bigfork planning district. Parks include Potoczny, Carlisle-Johnson, Aero Lane, Sliter, Ranchettes, Swan Retreat, Lake Hills and Bigfork Dock. The Parks Advisory Committee is seeking input for improvements to parks in our area. The County has funds for all parks but would like to see the community provide 25% of the cost. The donations could be in-kind volunteer hours, materials,

equipment use, etc. The BPAC has compiled a list of needed improvements including better parking at Carlisle-Johnson, improving ball diamonds, adding play ground equipment, replace porta-potties with pit toilets. Gilmore will send the complete list via email. He can be reached at 249-3615. Secretary Hanson will email the improvements list to the BSC mailing list. The next meeting for BPAC is Wednesday, March 31, 2010, 4:00 p.m. at Glacier Bank.

B. Kevin Coates-Senior Independent Living Apartments: We propose to construct a triplex for Independent Seniors on our property located at 307 Chapman Hill Drive. The property is one acre in size. Zoning is currently SAG-10 (non-conforming). We intend to apply for a zone change to RA1, which is the only designation that allows for a triplex. The property is surrounded on three sides by R-2 zoning developed by a PUD.

We presented this proposal in 2005 and were advised to wait for the completion of the Bigfork Neighborhood Plan. We believe this proposal complies with the BNP as follows:

- Allows infill in developed areas
- Is supported by the Goals and Policies
- Meets the Goals and Policies for Affordable Housing
- Close to Public Services

While RA1 is non-compliant with suburban residential, the surrounding properties, by PUD development, are more urban than suburban. This would not be out of character with the surrounding properties. As to spot zoning, the proposal:

- Does not differ from adjacent properties.
- Applies to a small area of landowners but complies with the BNP to provide needed senior housing, fills the goals and objectives of the BNP, and will be constructed in a style that will lend itself to the surrounding area. I will be adjacent to like properties and would be an asset to the underdeveloped neighborhood.
- It does not benefit the landowners at the expense of surrounding landowners.

The building design will include:

- Radiant in-floor heat
- No step entry
- Wide doorways
- Wide hallways
- Bathrooms with handicap features
- 40' x 90' parking apron, off-street parking, handicap accessible
- Low level work surfaces
- Easy open cabinets
- Accessible appliances
- Lever door handles
- Rocker light switches
- Motion security lights
- On-site storage and caretaker residence
- Dark sky-full cut-off lighting

Guaranty: Would this be a licensed operation? How do you avoid discrimination for younger people?

A. We visited with the administrator from the State of Montana and could be licensed by Montana. We cannot limit age for rental but cost and proximity to Eagle Bend should provide applicants.

Gonzales: There is a similar complex in Crestview, which has been very successful. We need more of this in our community.

Coverdell: I understand there is a waiting list at Crestview.

Gough: Would this be Section 8 Certified? A. No

Johnson: Are these rental units? A. Yes

Gough: I would suggest you go to garage units rather than carports. A. Agree

Johnson: Why RA1? A. That is the only zoning designation that allows for a triplex. According to the Planning Office, this is the only way we can accomplish our plans.

Bourquin: How many square feet per unit? A. There is 1,000 sq. ft. per unit. 85% of the property will remain undeveloped. We plan a community garden.

Coverdell: Do you have access to the public water system? A. No. The main line is located off Holt Dr. The sewer line is accessible from Chapman Hill Road and we plan to hook up to that. We have a well that pumps 100 gallons per minute on the property.

Guerrant: Will the caretaker unit be rented? A. No

Johnson: A Zone Change to RA1 would allow 3 to 4 triplexes. Would you be willing to make a Conditional Use for only one triplex? A. Absolutely.

Coverdell: I concur that you need to build garages to be more compatible with the surrounding area.

Bourquin: With RA1 zoning, the property owner could put in a large apartment complex. With R-4 zoning, you could build duplexes without any conditional uses. I find nothing wrong with your proposal however; if you sold the property there is no guarantee against much higher density.

Gough: Have you spoken with the property owner to the south? A. Yes

PUBLIC COMMENT:

Craig Wagner: There will be no Board of Adjustment meeting in April.

Meeting was adjourned at 5:45 p.m.

Sue Hanson
BLUAC Secretary